



Project Name: 9100 US - 290 East

Case Number: C14-2019-0103

Update #: 0

Case Manager: Heather Chaffin

Team:

Initial Submittal:

Formal Filed: July 31, 2019

Date Dist: August 01, 2019

Comments Due Date: August 21, 2019

Discipline	Name
ATD Engineering Review	Sangeeta Jain
Transportation Planning	Mark Kere
NPZ Austin Water Utility Review	AWU-Utility Development Service
NPZ Environmental Review	Jonathan Garner
NPZ Fire Review	Tom Migl
NPZ Legal Department Review	Cathy Curtis (email)
NPZ Mapping Review	Stacy Meeks
NPZ Site Plan Review	Christine Barton-Holmes
NPZ Zoning Review	Heather Chaffin CM
NPZ Comprehensive Planning Review	Kathleen Fox
Zoning Notice	Andrew Rivera (email)

12



Report run on: 7/31/19

TO:

FROM: SITE PLAN REVIEW DIVISION

CASE # C14-2019-0103

TYPE/SUBTYPE: Zoning/Rezoning/

PROJECT: 9100 US - 290 East

LOCATION: 9100 E US 290 HWY SVRD WB

CASE MANAGER: Heather Chaffin

PHONE 512-974-2122

FILED FOR UPDATE:

COMMENT DUE DATE

TENTATIVE PC DATE

REPORT DATE:

TENTATIVE CC DATE

LANDUSE::

AREA: ACRES (SQ FT)

LOTS:

EXISTING ZONING: LI - LIMITED INDUSTRIAL SERVICES

EXISTING USE:

TRACT: ACRES/SQFT

PROPOSED ZONING

PROPOSED USE

CS - GENERAL COMMERCIAL

WATERSHED: Walnut Creek, ,

COUNTY: TRAVIS

JURISDICTION Full-Purpose

Suburban Watershed

GRIDS:

WATER:

GRIDS:

ELECTRIC:

GRIDS:

SEWERAGE:

GRIDS:

PROPERTY DESCRIPTION:

PLAT: 0229300605

DEED REFERENCE:

VOL./PAGE /

LEGAL DESCRIPTION:

LOT 6 BLK B LESS 2.5330 AC TUSCANY BUSINESS PARK RSB LT 5&6 OF AMD LT 5&6 BL B

RELATED CASES (if any):

CONTACTS:



Applicant

DRENNER GROUP, PC 512-802-2908
Dave Anderson
200 LEE BARTON DR AUSTIN TX 78704

Owner

GLADSTONE COMMERCIAL 703-287-5842
Pamela Keene
1521 WESTBRANCH DRIVE, SUITE 200 MCLEAN VA 22102

Billed To

GLADSTONE COMMERCIAL 703-287-5842
Pamela Keene
1521 WESTBRANCH DRIVE, SUITE 200 MCLEAN VA 22102

Agent

DRENNER GROUP, PC 512-802-2908
Dave Anderson
200 LEE BARTON DR AUSTIN TX 78704

INTAKE SUBMITTAL CHECKLIST ZONING

City Of Austin Planning and Zoning Department
505 Barton Springs Blvd. Austin, TX 78704 Ph. 974-2681, 974-2350, 974-7208
Fax 974-2620

Departmental Use Only:

File Number: _____ Date Issued: _____

Intake Specialist: _____ Date: _____

Information Required for Submittal:

- ☒ 1. Completed application form with all appropriate signatures & Application Fee - *drafted, need signature*
- ☒ 2. Signed Submittal Verification and Site Check Permission Forms *drafted, need sig's*
- ☒ 3. TIA Determination Form *already in place / process w/ BED*
- ☒ 4. If required, provide five (5) copies of TIA - ?
- ☒ 5. TIA fee, if applicable *(w/ BED & Gladstone)*
- ☒ 6. Two (2) copies of certified field notes for footprint zoning and portion(s) of lot(s)
- ☒ 7. Full size tax maps (1"=100') showing properties within 500' of zoning request (for CS-1 zoning red-line to include footprint and entire tract); For projects located outside of Travis County, submit a list of names and addresses of all property owners within a 500' radius of the subject tract on a separate 8 1/2"x11" sheet *ordered 5/20*
- ☒ 8. Current Tax Certificate or letter from County Tax Office *ordered 5/20 & 7/22*
- ☒ 9. Copy of receipt if refund for Development Assessment is requested/ granted
- ☒ 10. Letter from Neighborhood Association(s) and positive staff recommendation, if consent agenda is requested.
- ☒ 11. Zoning map showing property to be rezoned *printed*
- ☒ 12. Subject to: ZAP ☒ or PC _____

Additional Submittal Requirements for Planned Unit Development (PUD):

- ☒ A. Verification that the project has obtained and completed the Developmental Assistance process, including sign-off from the Customer Assistance Team; comment report with sign-off sheet will suffice
- ☒ B. Eighteen (18) copies of a 24" x 36" generalized land use map which shall include all of the following: Project name, legal description, boundary lines with bearings and dimensions, total acreage, north arrow, scale and location map. Existing topography using USGS or City datum at tow (2) foot intervals for the property and adjacent property within 100 feet of the project boundary
- ☒ C. Eighteen (18) copies of the proposed site development regulations to be established by the Land Use Plan (PUD Report/ Summary)

- ☒ Summary Letter - *drafted 5/21*
- ☒ Fee Memo *drafted 5/22. confirmed fee w/ Aguenetta*
- ☒ Agent Authorization - *signed 5.16.19*

ZONING

APPLICATION FOR ZONING

DEPARTMENT USE ONLY

APPLICATION DATE _____	FILE NUMBER(S) _____	
TENTATIVE ZAP/PC DATE _____	TENTATIVE CC DATE _____	
CASE MANAGER _____	CITY INITIATED	YES NO
APPLICATION ACCEPTED BY _____	ROLLBACK	YES NO

PROJECT DATA

OWNER'S NAME: COCO04 Austin TX, LP
PROJECT NAME: 9100 US-290 East
PROJECT STREET ADDRESS (or Range): 9100 US-290 East
Austin, TX ZIP 78724 COUNTY: Travis

If project address cannot be defined, provide the following information:

_____	ALONG THE _____	SIDE OF _____	APPROXIMATELY _____
<i>Frontage ft.</i>	<i>(N, S, E, W)</i>	<i>Frontage road</i>	
_____	FROM ITS INTERSECTION WITH _____	_____	
<i>Distance</i>	<i>Direction</i>	<i>Cross street</i>	

TAX PARCEL NUMBER(S): 0229300605, 0229300608

Is Demolition proposed? No

If Yes, how many residential units will be demolished? _____ Unknown _____

Number of these residential units currently occupied**: _____

Is this zoning request to rezone a parcel that contains an existing mobile home park with five or more occupied units? No If Yes, how many? _____

Type of Residential Unit: SF, duplex, triplex, townhouse/condo, multi-family, manufactured home: NA

Number of Proposed Residential units (if applicable): _____ If Yes, how many of the following:

_____ 1 Bedroom _____ Affordable	_____ 2 Bedroom _____ Affordable
_____ 3 Bedroom _____ Affordable	_____ 4 or more Bedroom _____ Affordable _____ Unknown

** If 5 or more, tenant notification may be required and a certified form may be required with your application (LDC 25-1-712).
Tenants must receive notification at least 270 days before the application is eligible for final ordinance readings by City Council.

AREA TO BE REZONED: ACRES <u>7.267</u> OR SQ FT <u>316,550.52</u>					
Existing Zoning	Existing Use	Tract #	# of Acres/SF	Max # of Res Units Per Acre	
LI-CO	Altierus Career College	1	4.734		
LI-CO	Parking Lot	2	2.533		
Proposed Zoning	Proposed Use	Tract #	Proposed # of Acres/SF	Max # of Res Units Per Acre	Proposed Total # of Units Per Acre
CS-CO	Private School	1	4.734		
CS-CO	Parking Lot	2	2.533		

Name of Neighborhood Plan: NA

ZONING

RELATED CASES

NEIGHBORHOOD PLAN AMENDMENT (YES / NO)	FILE NUMBER: _____
ACTIVE ZONING CASE (YES / NO)	FILE NUMBER: _____
RESTRICTIVE COVENANT (YES / NO)	FILE NUMBER: 1999118592, 1999118593, 1999141897, 2000086185, 2001020322, 2003281042, 2010165089, 2010166491, 1999114427, 2000152653, 2004188124
SUBDIVISION (YES / NO)	FILE NUMBER: 200400360
SITE PLAN (YES / NO)	FILE NUMBER: _____

PROPERTY DESCRIPTION

(For the portion affected by this application) Provide either subdivision reference OR metes & bounds description.

Resubdivision of lots 5 & 6, Block "B" of amended Plat of

1. SUBDIVISION REFERENCE: Name: lots 5 & 6, Block "B" Tuscan Business Park Block(s) B

2. METES AND BOUNDS (Attach two copies of certified field notes) FILE NUMBER: _____

DEED REFERENCE OF DEED CONVEYING PROPERTY TO THE PRESENT OWNER:

VOLUME: _____	PAGE: _____	OR DOCUMENT # 2004188124TR - Tract 1 2007024879TR - Tract 2
SQ. FT: _____	or ACRES _____	

Is this a SMART Housing Project? Yes ☐ No ☒

If residential, is there other Tax Credits or Local/State/Federal funding? Yes ☐ No ☒

OTHER PROVISIONS

IS A VARIANCE TO THE SIGN ORDINANCE BEING REQUESTED? Yes ☐ No ☒

IS PROPERTY IN A COMBINING DISTRICT / OVERLAY ZONE? Yes ☐ No ☒

TYPE OF COMBINING DIST/OVERLAY ZONE (NP, NCC, CVC, WO, etc) NA

NATIONAL REGISTER DISTRICT? Yes ☐ No ☒

URBAN RENEWAL ZONE? Yes ☐ No ☒

IS A TIA REQUIRED? ☒ Yes ☐ No TRIPS PER DAY: _____

GRID NUMBER (S) N27

WATERSHED: Walnut Creek WS CLASS: Suburban

WATER UTILITY PROVIDER: Austin Water

WASTEWATER UTILITY PROVIDER: Austin Water

ELECTRIC UTILITY PROVIDER: Austin Energy

SCHOOL DISTRICT: Manor Independent School District

OWNERSHIP INFORMATION

TYPE OF OWNERSHIP ☒ SOLE ☐ COMMUNITY PROPERTY ☐ PARTNERSHIP ☐ CORPORATION ☐ TRUST

If ownership is other than sole or community property, list the individuals, partners, principals, etc. below or attach a separate sheet.

ZONING

OWNER INFORMATION

SIGNATURE: 

NAME: COCO04 Ausitn TX, LP

FIRM NAME: Drenner Group / DAVE ANDERSON on behalf of GLADSTONE COMMERCIAL CORP.
(SEE ATTACHED AGENT AUTH)

TELEPHONE NUMBER: (512) 807-2900

STREET ADDRESS: 200 Lee Barton Drive, Suite #100

CITY/STATE/ZIP: Austin, TX 78704

AGENT / PRINCIPAL CONTACT (If applicable)

SIGNATURE: 

NAME: Dave Anderson

FIRM NAME: Drenner Group, PC

TELEPHONE NUMBER: (512) 807-2900

STREET ADDRESS: 200 Lee Barton Drive, Suite #100

CITY/STATE/ZIP Austin, TX 78704

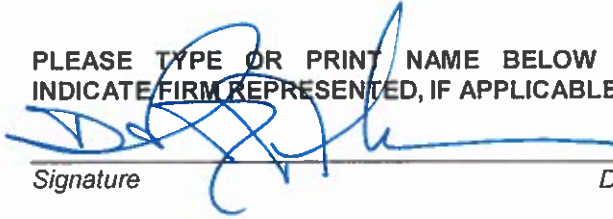
CONTACT PERSON: Dave Anderson TELEPHONE NUMBER: (512) 807-2908

ZONING

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the review of this application.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.

 7/26/19
Signature Date

Dave Anderson

Name (Typed or Printed)

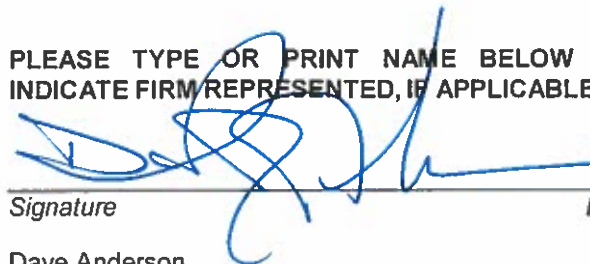
Drenner Group, PC

Firm

INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.

 7/26/19
Signature Date

Dave Anderson

Name (Typed or Printed)

Drenner Group, PC

Firm

ZONING

ACKNOWLEDGMENT FORM

concerning
Subdivision Plat Notes, Deed Restrictions
Restrictive Covenants

I, Dave Anderson have checked the subdivision plat notes,
(Print name of applicant)

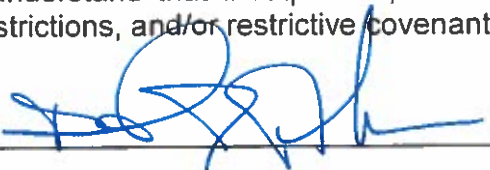
deed restrictions, and/or restrictive covenants prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at:

9100 US-290 East, Austin, TX 78724

(Address or Legal Description)

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, and/or restrictive covenants, it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, and/or restrictive covenants.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, and/or restrictive covenants as information which may apply to this property.


(Applicant's signature)

2/26/19
(Date)

POSTPONEMENT POLICY ON ZONING HEARINGS

- | Sets a postponement date and time at the City Council hearing so that renotification of residents and property owners is not necessary.
- | Limits the time a hearing can be postponed to two months for both proponents and opponents, unless otherwise approved by Council so that renotification of residents and property owners is not necessary.
- | Allows only one postponement for either side, unless otherwise approved by Council.
- | Requires that all requests for postponements be submitted in writing to the director of the Planning and Zoning Department at least one week prior to the scheduled Council meeting. The written request must specify reasons for the postponement.
- | The Director of the Planning and Zoning Department shall provide a recommendation regarding the validity of the postponement request as the Director deems appropriate.
- | Eliminates the automatic granting of a postponement of the first request.
- | Authorizes Council to consider requests that are not submitted timely.

CITY OF AUSTIN
TRAFFIC IMPACT ANALYSIS (TIA) DETERMINATION WORKSHEET

APPLICANT MUST FILL IN WORKSHEET PRIOR TO SUBMITTING FOR TIA DETERMINATION

PROJECT NAME: 9100 US-290 Tract 6
LOCATION: 9100 US-290 East (Westbound Frontage Road)
APPLICANT: Wantman Group, Inc (Dan Hennessey) TELEPHONE NO.: 512-669-5560
Fax:

APPLICATION STATUS: ☐ DEVELOPMENT ASSESSMENT ☒ ZONING ☐ SITE PLAN

EXISTING: FOR OFFICE USE ONLY

TRACT NO.	TRACT ACRES	BUILDING SQ. FT.	ZONING	LAND USE	I.T.E. CODE	TRIP RATE	TRIPS PER DAY
702193	4.734	51,344	LI-CO	1168 students trade school	540	1,154	1,343

PROPOSED FOR OFFICE USE ONLY

TRACT NO.	TRACT ACRES	BUILDING SQ. FT.	ZONING	LAND USE	I.T.E. CODE	TRIP RATE	TRIPS PER DAY
702193	4.734	51,344	CS	900 students K-12 private school	536	2,491	2,232

ABUTTING ROADWAYS FOR OFFICE USE ONLY

STREET NAME	PROPOSED ACCESS?	PAVEMENT WIDTH	CLASSIFICATION
US-290 East Frontage Road	Yes		
Springdale Road	No		
Sansom Road	No		

FOR OFFICE USE ONLY

X JH
A traffic impact analysis is required. The consultant preparing the study must meet with a transportation planner to discuss the scope and requirements of the study before beginning the study.

A traffic impact analysis is NOT required. The traffic generated by the proposal does not meet or exceed the thresholds established in the Land Development Code.

The traffic impact analysis has been waived for the following reason(s):

The traffic impact analysis has been waived because the applicant has agreed to limit the intensity to 2,000 vehicle trips per day.

A neighborhood traffic analysis will be performed by the City for this project. The applicant may have to collect existing traffic counts. See a transportation planner for information.

REVIEWED BY: Dan Hennessey DATE: 6/12/2013
DISTRIBUTION: FILE CAP. METRO TPSD COPIES:
TRANS. REV. Travis Co./Williamson Co.

NOTE: A TIA determination must be made prior to submittal of any zoning or site plan application to Planning; therefore, this completed and reviewed form must accompany any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA determination to be made.



EXHIBIT VIII

EDUCATIONAL IMPACT STATEMENT (EIS) DETERMINATION

PART A

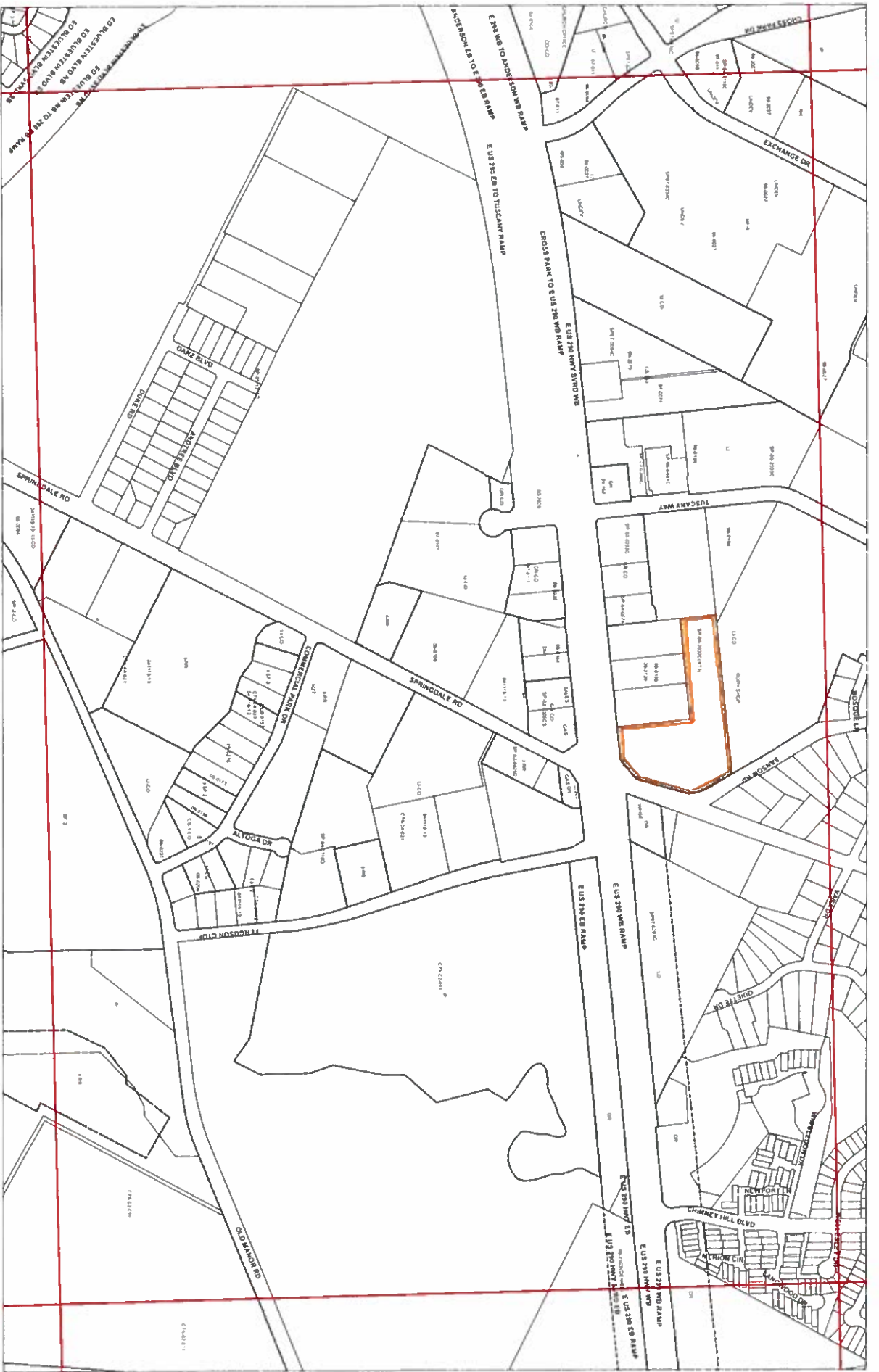
If your project is located in one or more of the following school districts, and requires Land Use Commission review; and meets one of the requirements listed below, an Educational Impact Statement is required.

<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	100 or more single family units are proposed
<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	200 or more multifamily units are proposed
<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	100 or more multifamily units are proposed and a tax credit is requested
<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	project will demolish more than 50 residential existing units in a structure more than 20 years old

Please check the appropriate school district(s).

- ☐ Austin Independent School District
- ☐ Leander Independent School District
- ☐ Pflugerville Independent School District
- ☐ Hays County Independent School District
- ☐ Del Valle Independent School District
- ☐ Round Rock Independent School District
- ☒ Manor Independent School District

If an Educational Impact Statement (EIS) is required, please complete the Educational Impact Analysis (EIA) Part B.



DRENNER GROUP

June 10, 2019

Mr. Greg Guernsey
Planning and Zoning Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

Via Hand Delivery

Re: 9100 US-290 East – Rezoning application for the 7.267 acres piece of property located at 9100 US-290 East, in Austin, Travis County, Texas (the “Property”)

Dear Mr. Guernsey:

As representatives and the Authorized Agent for Gladstone Commercial Corporation, the owner of the above-referenced Property, we respectfully submit the enclosed rezoning application package.

The project is titled 9100 US-290 East and consists of 7.267 acres of previously developed property located within the full purpose jurisdiction of the City of Austin. The Property is currently zoned LI-CO (Limited Industrial Services – Conditional Overlay) and was previously home to a trade school use, but the existing building is currently unoccupied.

The requested rezoning is from LI-CO to CS-CO (General Commercial Services – Conditional Overlay) zoning district to allow for the use of the property as a private charter school. The proposed CS zoning subdistrict would include a new Conditional Overlay prohibiting the following uses:

- Bed & Breakfast (Group 1)
- Bed & Breakfast (Group 2)
- Short Term Rental
- Alternate Financial Services
- Automotive Repair Services
- Automotive Sales
- Automotive Washing
- Campground
- Commercial Off-Street Parking
- Drop-Off Recycling Collection Facility
- Funeral Services
- Hotel-Motel

- Kennels
- Laundry Services
- Monument Retail Services
- Off-Site Accessory Parking
- Outdoor Sports and Recreation
- Outdoor Entertainment
- Pawn Shop Services
- Pedicab Storage and Dispatch
- Plant Nursery
- Service Station
- Theater
- Vehicle Storage
- Veterinary Services
- Congregate Living
- Residential Treatment
- Transitional Housing
- Transportation Terminal

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this matter.

Very truly yours,



David J. Anderson
Director of Land Use
Drenner Group, P.C.

cc: Joi Harden, Planning and Zoning Review Department (*via electronic delivery*)
Heather Chaffin, Planning and Zoning Review Department (*via electronic delivery*)

AGENT AUTHORIZATION

May 16th, 2019
City of Austin

To Whom It May Concern:

Re: 9100 East U.S. Highway 290 – Zoning application for a 7.267 acre piece of property located at 9100 East U.S. Highway, Austin, TX 78724 (the "Property")

As the record owner of the above referenced Property, I hereby authorize Dave Anderson at Drenner Group PC, or her designee, to act as agent to submit the zoning application to the City of Austin and I attest to all submittal regulations.

Sincerely,

Gladstone Commercial Corp

Signature:  _____

Name (print): Perry Linnay

Title: Asset Manager



TRAFFIC IMPACT ANALYSIS SCOPE AND STUDY AREA

Project Name: 9100 US-290 Rezoning TIA **Date:** July 8, 2019
Location: 9100 US-290
Owner's Agent: BIG RED DOG Engineering (Dan Hennessey, P.E., PTOE) **Phone:** (512) 669 – 5560

The scope must be approved prior to formal submittal of a Traffic Impact Analysis (TIA). All TIAs are subject to the requirements in the Transportation Criteria Manual and the City of Austin's TIA Guidelines.

I. Study Requirements

1. Background Information

The following information should be provided with the TIA scope.

- a. Completed TIA Determination Worksheet (attached to scope).
- b. Site Map or Site Plan.
- c. Location/Study area map specifying major roadways and intersections within study area (attached to scope).
- d. Identify state and county roadways in the study area. Scope should be provided to all agencies impacted by the study.
- e. Identified adopted plans and public infrastructure improvement projects applicable to this site.
 - i. Imagine Austin
 - ii. Austin Strategic Mobility Plan

2. Intersection Level of Service

Calculations for AM and PM peak hours must be performed for the intersections listed below (2.b), showing existing traffic conditions and projected traffic conditions (including site, non-site, and total traffic).

To select the intersections within the scope of a TIA, the following procedure should be followed:

- a. Peak hour trips (AM and PM) generated from a proposed development shall be distributed to the adjacent roadway network and intersections until at least one of the following is satisfied:
 - i. Peak hour trips at an intersection are below the greater of 1% of the total peak hour trips or 50 trips
 - ii. Peak hour trips access a freeway
 - iii. Peak hour trips are 1.5 miles from the boundary of the proposed site
- b. Following are the intersections to be analyzed:
 - i. *Springdale Road / Sansom Road*
 - ii. *Springdale Road / Highway 290 Westbound Frontage Road*
 - iii. *Springdale Road / Highway 290 Eastbound Frontage Road*

- iv. *Springdale Road / Tuscany Way*
- v. *Tuscany Way / Highway 290 Eastbound Frontage Road*
- vi. *Tuscany Way / Highway 290 Westbound Frontage Road*
- vii. *Springdale Road / Ferguson Lane*
- viii. *Tuscany Way / Ferguson Lane*
- ix. *Springdale Road / Manor Road / Pecan Brook*
- x. *All Project Driveways*

We propose to analyze a 2:00 PM to 4:00 PM scenario to correspond to dismissal of the charter school as well.

Note: Existing signal timings shall be used for the intersection unless alternative timing proposals are approved by the Austin Transportation Department or the proposed development phased over a period of more than 5 years.

3. Safety and Geometric Review

Stopping Sight Distance and Intersection Sight Distance calculations shall be done for all site driveways and proposed intersections. **The Project is not proposing to modify existing driveways (or existing buildings, this is a re-use of the existing building)**

4. Signal Warrant Studies

Signal Warrants shall be provided following the procedure in the TMUTCD for all locations where a traffic signal is recommended, and a warrant study has not been conducted. Warrant studies or traffic counts used in previous studies are acceptable. A full signal warrant study will be conducted for the intersection of Springdale Road / Tuscany Way.

5. Active-Modes and Transit-Connectivity Analysis

Analysis and inventory of active-modes and transit infrastructure and needs shall be completed within a 0.25-mile radius from the site. Consideration should be made for approved studies located in the 0.25-mile study area. Approved studies may be referenced in place of additional analysis where applicable.

6. Other Considerations

- a. Traffic Counts (including pedestrian counts) are to be taken when public schools are in session.
- b. Capture and report data to calibrate model for existing operational analysis.
- c. Methodology for roadway capacity and level of service analysis shall be Highway Capacity Manual 5th edition (2010) or newer and the file should be compatible with Synchro/SimTraffic Version 9.

II. Study Assumptions

The following assumptions must be included in the analysis. Any change in these assumptions must be approved prior to submittal of the TIA.

1. Background Traffic

The average annual growth rate shall be calculated using available sources and document in the report.

- a. Apply a minimum of 2% annual growth rate for traffic counts.
- b. Approved projects for background traffic calculations:

Project Name	Permit Number
Terrace at Walnut Creek	SP-2016-0025D
Speedy Stop (Approved in 2005) – called applicant and project is dead	SP-04-0217C
Tuscany Business Park Lot 4 – Parking Lot Improvements	SP-2014-0499D

2. Trip Generation

ITE 10th Edition shall be utilized.

3. Trip Reductions

Any proposed reductions shall be approved by the City of Austin prior to analysis.

- a. Existing Trips: None
- b. Internal Capture: None
- c. Pass-By: None
- d. Active-Modes and Transit: None
- e. TDM: None

4. Trip Distribution

Provide attachment to ATD by the applicant's engineer.

5. Phased Development

This development is anticipated to be developed over one (1) future build-out condition.


III. Submittal Requirements

1. Submit (2) hard copies for review along with a digital copy containing the following: PDF of the TIA, Synchro network for all conditions analyzed, raw traffic count data and all the trip calculations in excel. One copy should be sent to ATD: 901 S. MoPac Expressway, Building 5, Suite 300, Austin, TX 78746 One copy should be sent to DSD: One Texas Center, 505 Barton Springs Road, 4th Floor, Austin, TX 78704 Submittals should be sent to state and local agencies with roadways included in the analysis.
2. Traffic modeling requirements will follow the methods described in the TIA guidelines:

Project Name: 9100 US-290 Re-Zoning TIA
Location: 9100 US-290 East

- a. City of Austin timing sheets to be included in the appendix of the TIA.
- b. All intersections must be modeled in one Synchro file (including unsignalized intersections).

This scope and study are based upon the assumed development uses and intensities in the TIA Determination sheet dated May 8, 2019. Any change in these assumptions may require a change in the scope. For more detailed discussion on the preparation of the TIA, please contact Development Review division at the Austin Transportation Department.

Prepared by:  Phone: (512) 974 - 4073
Nazlie Saeedi, P.E.

Prepared by:  Phone: (512) 669 - 5560
Dan Hennessey, P.E., PTOE



Attachment A – Active-Modes and Transit-Connectivity Analysis Requirements

Project Name: 9100 US-290 East Re-zoning
Location: 9100 US-290 East

Date: July 8, 2019

An active-modes and transit-connectivity analysis should include the following:

1. An inventory and investigation of the existing active modes and transit infrastructure (sidewalk, shared use path, bike lanes, transit, where applicable) in the area surrounding the proposed development including physical conditions. The inventory and investigation should be complemented with photographs. Boundaries for this investigation within one-quarter mile of the site.
2. Identification of pedestrians and bicyclists accessibility to and around the proposed development. One of the objectives of this investigation is to make sure that pedestrians and bicyclists are provided with necessary infrastructure to navigate safely and also there exists necessary infrastructure which provides accessibility to transit stops/connections. Additionally, a conceptual level figure illustrating the desire-line for pedestrian connections (and bicycle connections where applicable) between the proposed development and major pedestrian traffic generators should be provided.
3. Identification of applicable transit improvements in previous studies or regulating plans.
4. Recommendations: Illustrate how the proposed development would be connected through pedestrian facilities (and bicycle facilities where applicable) to schools, community activity centers, recreation centers, transit stops, public places and existing/planned bicycle network. Identify and document barriers to pedestrian connections to/from the proposed development and address any pedestrian/ bicycle safety issues. Appropriate infrastructure improvements shall be recommended for any missing links in active modes connections (sidewalk, shared use path, bicycle lanes, pedestrian crossing, etc.) identified within the study area.
5. Traffic distribution through the roadway network adjacent to the proposed development. Identify the needs for new traffic control devices and upgrades to existing traffic control devices (PHBs, islands, signs, etc.).
6. Conceptual plan of all proposed improvements.



Attachment B – Access-Management and Queueing Analysis Requirements

Project Name: 9100 US-290 East Re-zoning

Date: July 8, 2019

Location: 9100 US-290 East

The access-management and queueing analysis should include the following.

1. Access management: the number of driveways to/from proposed developments should be minimized, since additional driveways create additional conflict points and speed differential, and hence create additional potential safety issues. New driveways' interaction with major roads should be analyzed for potential operational and safety conflicts. Proposed driveways should line up with existing driveways where applicable.
2. Pick-up/drop-off operations, trash, loading/unloading, and any other operations that require idling on or adjacent to the site should be identified and described.
3. We will include a circulation plan for school pick-up and drop-off.



Attachment C – Transportation Demand Management

Project Name: 9100 US-290 East Re-zoning

Date: July 8, 2019

Location: 9100 US-290 East

Measures should be proposed for mitigation from the approved list below. For further description of each measure, please coordinate with ATD. Currently planned measures are in **bold**. Additional measures not listed may also be proposed.

Acceptable Measures:

- Bicycle Parking
- Showers & Lockers
- Bike Share Membership
- Bike Share Station
- Bicycle Repair Station
- Bicycle Maintenance Services
- Bicycle Infrastructure (bike lanes, shared use paths, etc.)
- Car Share Parking
- Car Share Membership
- Contributions for Sustainable Transportation
- Expand Public Transit Network
- Improve Transit Stop Conditions
- Improve Access to Transit Stops
- Multimodal Wayfinding Signage
- "Real Time Transportation Information Displays"
- Unbundled Parking
- Short Term Daily Parking Provision
- Peak Period Pricing
- Priced Parking
- Parking Cash Out: Non-residential Tenants
- Limit Parking Supply

TAX CERTIFICATE
Bruce Elfant
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 2273213

ACCOUNT NUMBER: 02-2930-0605-0000

PROPERTY OWNER:

COCO04 AUSTIN TX LP
% GLADSTONE COMMERCIAL CORP
1521 WESTBRANCH DR STE 200
MC LEAN, VA 22102-3210

PROPERTY DESCRIPTION:

LOT 6 BLK B LESS 2.5330 AC TUSCANY
BUSINESS PARK RSB LT 5&6 OF AMD L
T 5&6 BL B

ACRES

4.7340 MIN%

.000000000000 TYPE

SITUS INFORMATION: 9100 E U S HY 290

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR ENTITY
2018 CITY OF AUSTIN (TRAV)
TRAVIS COUNTY
TRAVIS CENTRAL HEALTH
MANOR ISD
ACC (TRAVIS)

TOTAL
ALL PAID
ALL PAID
ALL PAID
ALL PAID
ALL PAID

TOTAL SEQUENCE 0

ALL PAID

TOTAL TAX:
UNPAID FEES:
INTEREST ON FEES:
COMMISSION:
TOTAL DUE ==>

ALL PAID
* NONE *
* NONE *
* NONE *
ALL PAID

TAXES PAID FOR YEAR 2018 \$209,592.75

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2018 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 07/29/2019

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: 

TAX CERTIFICATE
Bruce Elfant
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 2273214

ACCOUNT NUMBER: 02-2930-0608-0000

PROPERTY OWNER:

COCO04 AUSTIN TX LP
% GLADSTONE COMMERCIAL CORP
1521 WESTBRANCH DR STE 200
MC LEAN, VA 22102-3210

PROPERTY DESCRIPTION:

2.5330 AC OF LOT 6 BLK B TUSCANY B
USINESS PARK RSB LT 5&6 OF AMD LT
5&6 BL B

ACRES

2.5330 MIN%

.000000000000 TYPE

SITUS INFORMATION: 9100 E U S HY 290

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2018	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	MANOR ISD	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

TAXES PAID FOR YEAR 2018 \$24,860.18

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2018 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 07/29/2019

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: 